



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 52-2002

To amend By-law 56-83, as amended

The Council of The Corporation of the City of Brampton ENACTS as follows:

1. By-law 56-83, as amended, is hereby further amended:
 - (1) by changing on Sheet 7 of Schedule A thereto, the zoning designation of the lands shown outlined on Schedule A to this by-law from AGRICULTURAL (A) and FLOODPLAIN (F) to RESIDENTIAL TWO FAMILY A – SECTION 761 (R2A – SECTION 761), RESIDENTIAL TWO FAMILY A – SECTION 762 (R2A – SECTION 762), RESIDENTIAL SINGLE FAMILY A – SECTION 763 (R1A – SECTION 763), and FLOODPLAIN (F).
 - (2) by adding thereto, the following sections:

"761 The lands designated R2A – SECTION 761 on Sheet 7 of Schedule A to this by-law:

761.1 shall only be used for the following purposes:

 - 1) a semi-detached dwelling;
 - 2) an auxiliary group home; and,
 - 3) purposes accessory to the other permitted purposes.

761.2 shall be subject to the following requirements and restrictions:

 - (1) Minimum Lot Area: 229.8 square metres per dwelling unit
 - (2) Minimum Lot Width:

Interior Lot: 13.7 metres per lot and 6.8 metres per dwelling unit

Corner Lot: 15.5 metres per lot and 8.6 metres for the dwelling unit closest to the flankage lot line
 - (3) Minimum Lot Depth: 33.5 metres

- (4) Minimum Front Yard Depth:
6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling
- (5) Minimum Exterior Side Yard Width:
3.0 metres , except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- (6) Minimum Rear Yard Depth:
12.0 metres
- (7) Minimum Interior Side Yard Width:
1.2 metres, except along the common wall lot line where the setback may be zero metres.
- (8) Minimum Landscaped Open Space:
 - a) 40% of the minimum front yard area and
 - b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (9) the following provisions shall apply to garages:
 - a) the maximum garage door width per dwelling unit shall be:
 - (i) 3.1 metres, if the lot width for the particular dwelling unit is less than 8.0 metres; and,
 - (ii) 3.7 metres, if the lot width for the particular dwelling unit is 8.0 metres or greater.
 - b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
 - c) the garage door width restriction does not apply to the garage door facing a flankage lot line
 - d) the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres more than the maximum garage door width permitted on the lot.
- (10) No garage shall project into the front yard more than 1.5 metres beyond a porch or a front wall of a dwelling for a particular unit.

761.3 shall also be subject to the requirements and restrictions of the R2A zone and all the general provisions of this by-law which are not in conflict with the those in Section 761.2

762 The lands designated R2A – SECTION 762 on Sheet 7 of Schedule A to this by-law:

762.2 shall only be used for the following purposes:

- 1) a semi-detached dwelling;
- 2) an auxiliary group home; and,
- 3) purposes accessory to the other permitted purposes.

762.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 205.8 square metres per dwelling unit
- (2) Minimum Lot Width:

Interior Lot: 13.7 metres per lot and 6.8 metres per dwelling unit
Corner Lot: 15.5 metres per lot and 8.6 metres for the dwelling unit closest to the flankage lot line
- (3) Minimum Lot Depth: 30 metres
- (4) Minimum Front Yard Depth:
6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling
- (5) Minimum Exterior Side Yard Width:
3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- (6) Minimum Rear Yard Depth:
7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.
- (7) Minimum Interior Side Yard Width:

1.2 metres, except along the common wall lot line where the setback may be zero metres.
- (8) Minimum Landscaped Open Space:

a) 40% of the minimum front yard area and
b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (9) the following provisions shall apply to garages:

a) the maximum garage door width per dwelling unit shall be:
 - (i) 3.1 metres, if the lot width for the particular dwelling unit is less than 8.0 metres; and,
 - (ii) 3.7 metres, if the lot width for the particular dwelling unit is 8.0 metres or greater.

- b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
- c) the garage door width restriction does not apply to the garage door facing a flankage lot line
- d) the interior garage width, as calculated 3 metres from the garage opening shall not be 0.6 metres more than the maximum garage door width permitted on the lot.

(10) No garage shall project into the front yard more than 1.5 metres beyond a porch or a front wall of a dwelling for a particular unit.

762.3 shall also be subject to the requirements and restrictions of the R2A zone and all the general provisions of this by-law which are not in conflict with the those in Section 762.2

763 The lands designated R1A – SECTION 763 on Sheet 7 of Schedule A to this by-law:

763.1 shall only be used for the purposes permitted in a R1A zone.

763.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 360 square metres
- (2) Minimum Lot Width:
 - Interior Lot: 12.0 metres
 - Corner Lot: 13.8 metres
- (3) Minimum Lot Depth: 30 metres
- (4) Minimum Front Yard Depth:
6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling
- (5) Minimum Exterior Side Yard Width:
3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- (6) Minimum Rear Yard Depth:

7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area
- (7) Minimum Interior Side Yard Width:

- a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
- b) 1.2 metres where the sideyard abuts a public walkway or a non-residential zone.

(8) Minimum Landscaped Open Space

- a) 40 % of the minimum front yard area; and ,
- b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees

(9) The following provisions shall apply to garages:

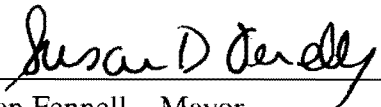
- a) the maximum garage door width shall be 5.5 metres;
- b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
- c) the garage door width restriction does not apply to the garage door facing the flankage lot line;
- d) the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

(10) no garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling; and,

(11) Minimum dwelling unit setback from a Floodplain (F) zone- 10 metres.

763.3 shall also be subject to the requirements and restrictions relating to the R1A zone and all the general provisions of this by-law which are not in conflict with the ones set out in Section 763.2”

READ a FIRST, SECOND and THIRD TIME and PASSED in OPEN COUNCIL,
this 25th day of February 2002.

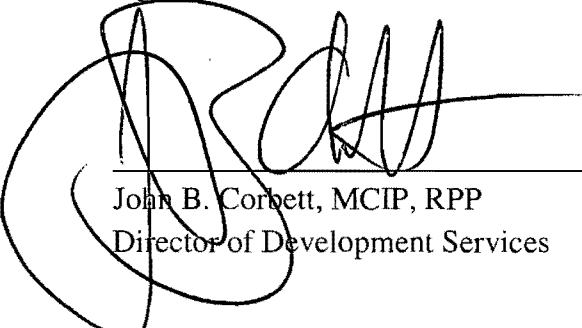


Susan Fennell - Mayor



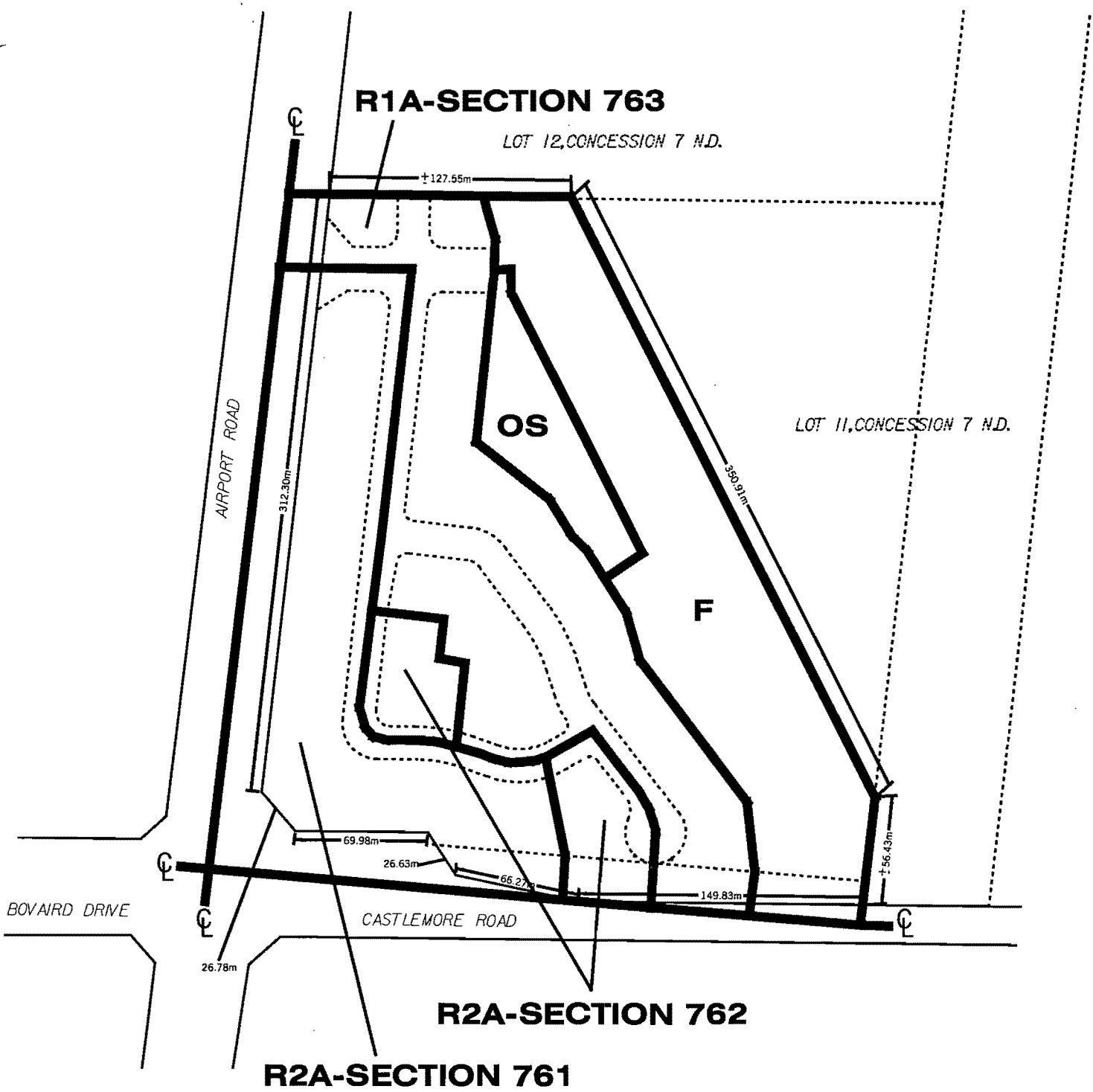
Leonard J. Mikulich - City Clerk

Approved as to Content:






John B. Corbett, MCIP, RPP
Director of Development Services

APPROVED
TO FORM
BY DEPT.
OF PLANNING
AND ZONING
DATE *2/27/02*



LEGEND

-  ZONE BOUNDARY
-  CENTRELINE OF ORIGINAL ROAD ALLOWANCE
-  METRES



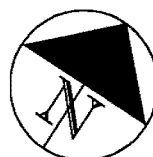
PART LOT 11, CONCESSION 7 N.D.

BY-LAW 56-83

SCHEDULE A

By-Law 52-2002

Schedule A



CITY OF BRAMPTON

Planning and Building

Date: 2002 01 31

Drawn by: CJK

File no. C7E11.7

Map no. 31-23H

IN THE MATTER OF the *Planning Act*, R.S.O. 1990, as amended, section 34;


AND IN THE MATTER OF the City of Brampton By-law 52-2002 being a by-law to amend comprehensive zoning By-law 56-83 as amended (ROCK VALLEY DEVELOPMENTS LIMITED (File C7E11.7))

DECLARATION

I, LEONARD JOSEPH MIKULICH, of the City of Brampton, in the Regional Municipality of Peel, DO SOLEMNLY DECLARE THAT:

1. I am the City Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared.
2. By-law 52-2002 passed by the Council of The Corporation of the City of Brampton at its meeting held on the 25th day of February, 2002.
3. Written notice of By-law 52-2002 as required by section 34(18) of the *Planning Act* was given on the 5th day of March, 2002, in the manner and in the form and to the persons and agencies prescribed by the *Planning Act*, R.S.O. 1990 as amended.
4. No notices of appeal were filed under section 34(19) of the *Planning Act* on or before the final date for filing objections.

DECLARED before me at the)
City of Brampton in the)
Region of Peel this)
28th day of March, 2002)





A Commissioner, etc.

**EILEEN MARGARET COLLIE, A Commissioner
etc. Regional Municipality of Peel for
The Corporation of The City of Brampton
Expires March 23, 2005.**